












LEE'S SUMMIT MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development		WINTERSET PARK	CEDAR CREEK ELEMENTARY	WINTERSET VALLEY
Lots/Acreage	$\frac{5}{3.55}$ Lots on acres	45 LOTS 38 ACRES	01 LOT 27.5 ACRES	388 LOTS
Density	$\frac{1.45}{}$ Units per acre	1.18	N/A	≈ 1.25
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	SAME AS WINTERSET	YES	N/A	YES
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch				
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures				



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Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	yes	yes	N/A	yes
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.			N/A	
Lot Width	Range: <u>75</u> to <u>90</u> feet; Average: <u>80</u> ft.	<u>95</u> <u>115</u> Avg 160	N/A	<u>80 to 160</u> <u>90 Avg</u>
Lot Area	Range: _____ to _____ square feet; Average: <u>17,000</u> sq. ft.	<u>17,000 SF</u>	N/A	<u>17,000 SF</u>
Lot Depth	Range: <u>135</u> to <u>150</u> feet; Average: <u>140</u> ft.	<u>140</u>	N/A	<u>140</u>



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Setbacks	Setbacks: <u>Zero</u> front, <u>30</u> rear, sides	30	N/A	30
Square footage of homes measured by total finished floor area	WINTERSET Restrictions	—	N/A	WINTERSET Restrictions
Minimum Floor Area	~	~	N/A	~
Entrance Monumentation	~	~	N/A	~
Street and Lot Layout Configuration	~	~	N/A	~